

Westfield-Washington Advisory Plan Commission held a meeting on Tuesday, January 18, 2011 scheduled for 7:00 PM at the Westfield City Hall.

Opening of Meeting: 7:00 PM

Roll Call: Note Presence of a Quorum

Commission Members Present: Robert Smith, Dan Degnan, Cindy Spoljaric, Steve Hoover, Bob Horkay, and Robert Spraeztz

City Staff Present: Matthew Skelton, Director; Kevin Todd, Senior Planner; Andrew Murray, Planner; and Brian Zaiger, City Attorney

Approval of the Minutes (January 4, 2011):

Hoover stated on the last case number, 1101-ZOA-01, in the description, 800 East Main Street should reference Zoning Ordinance Amendment.

In addition, Zaiger was not present at the January 4, 2011 meeting, but Matt Strzynski was present in his place.

Motion to approve minutes of January 4, 2011 as amended.

Motion: Hoover; Second: Horkay; Vote: Passed by Voice Vote

Todd reviewed the Advisory Plan Commission Rules of Procedure as well as Public Hearing Rules of Procedure.

MISCELLANEOUS

APC Rules of Procedure Amendment

Todd discussed the proposed amendment, which was discussed previously regarding changes to the public notice section of the rules of procedure. He stated that this amendment would change the certified mailing requirement, making it a first class mailing with an affidavit requirement instead.

Motion to approve the amendment to the APC Rules of Procedure as presented.

Motion: Horkay; Second: Spraeztz; Vote: 6-0

ITEMS OF BUSINESS

Case No.	1101-PUD-01
Petitioner	Estridge Development Company, Inc.
Description	Ditch Road & Somerville Drive; Petitioner requests an amendment to the development standards that relate to the overall project in the Centennial South PUD.

Murray reviewed the history of the petition which, is a proposal to modify one sentence to the current Centennial South PUD Ordinance. The modification would allow builders other than Estridge to build homes within the Irvington Section of the PUD.

Hoover asked about the status of one of the public hearing items, which was regarding the timetable to fix a damaged sign in the development.

Murray responded that the petitioner has stated that the process to repair the sign has begun.

Motion to send 1101-PUD-01 to the Westfield City Council with a favorable recommendation.

Motion: Spoljaric; Second: Spraetz; Vote: 6-0

Case No.	1101-ZOA-01
Petitioner	City of Westfield
Description	800 East Main Street; Petitioner is requesting amendments to sections WC 16.08.010 (Sign Standards), WC 16.07.010 (Lighting Standards) and WC 16.04.210 (Definitions) of the Westfield-Washington Township Zoning Ordinance.

Todd reviewed the history of the petition, stating that there have been no further changes since the January 4, 2011 APC meeting. He stated that staff recommends sending this to the Council with a favorable recommendation.

Motion to send 1101-ZOA-01 to the Westfield City Council with a favorable recommendation.

Motion: Hoover; Second: Spraetz; Vote: 6-0

Case No.	1101-PUD-03
Petitioner	City of Westfield
Description	Oak Ridge Road and Foundation Parkway; Petitioner requests an amendment to the Custom Commerce Park PUD, modifying certain development standards and permitted uses.

Murray introduced the proposal to amend the Custom Commerce Park PUD ordinance, which he explained is necessary in order to accommodate the relocation of Automatic Pool Covers, Inc. to the Custom Commerce Park. He stated that as part of the agreement, the City agreed to administer any zoning issues for this relocation. Murray explained that one proposed modification would allow the "Assembly of pre-manufactured parts and components" on the subject property. He further outlined the other proposed amendment, which includes standards for screening an outdoor storage yard.

Spoljaric asked to see where the trail falls into this development and where the outdoor storage would be located.

Murray showed the trail and location of the storage yard on the map.

Spoljaric asked if the Parks Department had been consulted.

Skelton responded that he met with Parks Director, Melody Jones, and that she has no issues with the outdoor storage location. He stated that she is interested in the new planting requirements for the northern side of the storage yard. He added that staff is in the process of working with the petitioner to refine these requirements.

Spoljaric asked if there will be a provision that stacked items will have to be a foot below the top of the screen.

Skelton confirmed that that is a proposed requirement.

Degnan suggested that the verbiage in the proposed amendment regarding the allowable uses on this lot be reviewed to make sure it is clear.

A Public Hearing opened at 7:19 p.m.

Mr. James Barteck, Quail Ridge/Pine Ridge Homeowners Association, expressed concern regarding the perimeter buffer along Oak Ridge Road. He expressed concern regarding the possible storage of equipment in the front parking lot. He also expressed concern that the trail would be at a higher elevation than the screening wall of the storage yard, thus making it ineffective. He also stated that consideration should be given to the number of jobs being created, average salary, and how much is being added to the value of the City.

The Public Hearing closed at 7:24 p.m.

Skelton stated that there are no proposals to alter the existing berming and buffering requirements along Oak Ridge Road. He added that the reason these have not been installed to-date is because the area has not been developed yet. He further noted that it is not the intent to store equipment out front, but added that he will get more details from the business on this matter prior to the next meeting. Skelton stated that he would check on the trail elevation. He further stated that manufacturing is not intended to take place outside. He stated that approximately 22 jobs will be added and he believed the average salary is somewhere in the mid-to high \$40,000 range.

Barteck asked if the intent is not to manufacture outside and not to store equipment in front, why not remove these provisions from the PUD Ordinance.

Skelton responded that staff would work with the petitioner to clarify these issues and make sure verbiage is clear.

STAFF COMMENTS

Skelton presented a timeline for the Spring Mill Trails PUD, which he has reviewed with the petitioner. He proposed January 24, 2011 as the final deadline for the APC members to submit their comments on the PUD to staff. He explained that staff would compile all comments and present them to the Commission and petitioner by January 31, 2011. He further stated that February 14, 2011 would be the deadline for the petitioner to submit new material in order to be on the February 22, 2011 APC agenda. He added that February 22, 2011 would be the earliest date for the APC to make a recommendation to the

City Council. He concluded that if that timeline occurred, the petition would go before the City Council at the March 14, 2011 Council meeting.

Degnan asked when the public would be allowed to comment again.

Skelton responded that the APC could entertain additional public comments at either the February 22, 2011 APC meeting, the March 7, 2011 APC meeting, or at both meetings.

ADJOURNMENT (7:50 p.m.)

Approved (date)

President, Robert Smith, Esq.

Vice President, Cindy Spoljaric

Secretary, Matthew S. Skelton, Esq.